

Applicant	Bentley at Riverside Park, LLC	
Request	Site Plan Approval/Cluster Homes	
Location	623 SW 12 Avenue	
Legal Description	Lots 10 through 16, Block 5 of amended plat of Riverside Addition, P.B. 1, Page 13.	
Property Size	26,812 sf / 0.62 acres	
Zoning	RD-15	
Existing Land Use	Residential	
Future Land Use Designation	Residential Medium	
Comprehensive Plan Consistency	Consistent with the density permitted in the Residential Medium LU designation	
Other Required Approvals	None	
Applicable ULDR Sections	47-5 Residential 47-18.9 Cluster Development 47-21 Landscaping 47-25.2 Adequacy 47-25.3 Neighborhood Compatibility	
Setbacks/Yards	Required	Proposed
Front (w)	25'	25'
Rear (E)	15'	15''
Side (N)	5'	5' *
Side (S)	5'	5'*
Lot Density	15 d/u acre X 0.62 ac = 9.3 units	9
Lot Size	2,500 sq. ft per d/u X 9 = 22,500	26,812'
Lot Width	50'	195'
Building Height	35' Max	35'
Structure Length	None	98'
Floor Area	750 sq. ft. per unit	3143 sq. ft. Min
VUA Landscaping	N/A	N/A
Landscaping Lot Coverage	N/A	N/A
Open Space	N/A	N/A
Parking	2.25 per unit X 9 = 20.25	22
Notification Requirements	Sign Notice	
Action Required	Approve, Approve with conditions, or Deny the application	
Project Planner	Name and Title	Initials
	Yvonne Redding, Planner I	
	Chris Barton, AICP, RLA, Principal Planner	
Authorized By	Marc LaFerrier, Planning and Zoning Director	
Approved By		

* up to 22' feet in height and then an additional one foot of setback for every additional foot in height.

Request:

This is a request for SitePlan Level III approval, as a cluster home development as listed in Sec. 47-24 Table 1. Cluster development must meet the requirements of ULDR section 47-18.9.

Property/Project Description:

This is a proposal to construct three cluster home buildings, each with three residential units, on a 26,812 sq. ft. parcel located on SW 12 Avenue in the Riverside Neighborhood. The parcel is zoned RD-15 which permits cluster home developments. The Land Use designation on this parcel is Residential Medium and permits up to 15 units per acre. The applicant is proposing nine units which is equal to the permitted density per acre. The area where the parcel is located is predominantly a mix of aging single family and duplex residences. Most of these structures are one to two stories in height and vary widely in design, site placement and lot sizes.

The applicant presented the proposal to the regular meeting of October 3, 2004 of the Riverside Park Resident's Association and the membership unanimously voted to support the project. Please see **Exhibit 4**, a letter from the Association President of November 3, 2004

Parking and Traffic:

The proposed development requires twenty (20.25) parking spaces and provides twenty two (22) spaces in attached garages. More spaces are provided in front of the garages. The proposed development will generate an average of seventy five (75) trips per day.

Adequacy and Neighborhood Compatibility:

The applicant has submitted a narrative outlining compliance with Sec. 47-25.2 Adequacy (attached as **Exhibit 1**) and staff concurs with the applicant's assessment.

The applicant has also provided a narrative describing how the application meets the requirements of Sec 47-25.3 Neighborhood Compatibility (attached as **Exhibit 2**). The Board is to determine whether the proposal meets the requirements.

Cluster Development:

The applicant has submitted a narrative outlining compliance with Sec. 47-18.9 Cluster Development (attached as **Exhibit 3**) and staff concurs with the applicant's assessment.

Staff Comments:

Staff suggests that the Planning and Zoning Board consider the following factors when determining whether the project complies with Neighborhood Compatibility Requirements. The first of these is the building height, which is thirty-five feet (35'). This is higher than most of the

existing one and two level buildings in the immediate area. The building to the north is a one story duplex. The building to the south is a one story single family residence. The step backs at the upper levels tend to reduce the overall mass and impact as was intended by the cluster home regulations. The proposed design splits the façade with a shared entry courtyard that breaks the west façade into two distinct parts.

It is important to note that the intent of the cluster development regulations is for the development to emulate the appearance of single-family homes. It should also be noted that cluster developments were placed in the ULDR in order to promote single-family development in areas in need of redevelopment.

Comprehensive Plan Consistency:

The proposed development is consistent with the density permitted in the Residential Medium land use category.

Prior Reviews:

This proposed development was reviewed by the Development Review Committee on January 27, 2004 and all comments have been addressed.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

Staff Determination:

In the review of compatibility, staff considers architectural features, height, mass and scale, site arrangement and the overall character of the surrounding neighborhood. Staff also considers the state of transition or redevelopment that a neighborhood may be experiencing.

Staff has determined that the height of the proposed structure exceeds that of many existing structures within the neighborhood and certainly that of adjacent structures. While the architectural appearance is attractive, it is of a style that is not now well represented within this varied neighborhood. The project meets the additional one-foot setback for every foot in height

above twenty-two (22) feet required by the cluster home development section, which helps to mitigate the additional height of the building. The density and the setbacks of the proposed structure are consistent with some of the other structures within the neighborhood. The overall neighborhood is comprised of a wide range of building sizes, architectural styles and site arrangements including a mix of single and two family structures of one or two stories, as the neighborhood has evolved over the past fifty years. There is no dominant style within the neighborhood.

Staff has determined that the application meets the minimum requirements and does not exceed any of the maximum allowable requirements of the RD-15 Zoning District. Staff further finds that the applicant has demonstrated that the project meets the requirements of Sec. 47-18.9 Cluster developments and Sec 47-25.2 Adequacy. The Planning and Zoning Board must determine whether the application satisfies the requirements of Sec 47-25.3 Neighborhood Compatibility.

Should the Board approve the proposed development, the following conditions are proposed by staff:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Final DRC approval.

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant